



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:08:20
 Page 1

Assessment Data					Primary Image				
Account	300001229				No Image On File				
Parcel ID	0000-15-26N-22W-1-001-00								
Cadastral ID	0000-26N-22W-15-1-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	1						
Tax Area	102 - 4R-BUFFALO								
Name ID	25091								
SHIROLA FAMILY TRUST									
4905 JUNIPER VALLEY ROAD COLORADO SPRINGS CO 80926-									
Parcel Location									
Situs	1526N22W11								
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	15 / 26 / 22 / 1								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.90355295 -99.91128715									
SEC.15-26-22 N2NE4 BOOK 768 PAGE 106 MATT SHIROLA III & KAREN D. SHIROLA TRUSTEES					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					768/106	SHIROLA, MATT, &	04/26/2022		04
					508/346	THANSCHIEDT, GARRY	07/25/1995		0 FT
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	9,695	9,695	12%	1,163	Assessed	1,163	91.57
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	9,695	9,695		1,163	Total Taxable	1,163	92.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300001229	SHIROLA FAMILY TRUST	102	9,695	0	1,163	92.00		
2024	2024-300001229	SHIROLA FAMILY TRUST	102	9,695	0	1,163	95.00		
2023	2023-300001229	SHIROLA FAMILY TRUST	102	10,867	0	1,304	108.00		
2022	2022-300001229	SHIROLA FAMILY TRUST	102	10,867	0	1,304	107.00		
2021	2021-300001229	SHIROLA, MATT, &	102	10,867	0	1,304	108.00		
2020	2020-300001229	SHIROLA, MATT, &	102	10,867	0	1,304	107.00		
2019	2019-0001229	SHIROLA, MATT, &	102	10,867		1,304	108.00		
2018	2018-0001229	SHIROLA, MATT, &	102	10,867		1,304	108.00		
2017	2017-0001229	SHIROLA, MATT, &	102	10,867		1,304	108.00		
2016	2016-0001229	SHIROLA, MATT, &	102	10,867		1,304	111.00		
2015	2015-0001229	SHIROLA, MATT, &	102	10,867		1,304	104.00		
2014	2014-0001229	SHIROLA, MATT, &	102	10,867		1,304	104.00		
2013	2013-0001229	SHIROLA, MATT, &	102	10,867		1,304	104.00		



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 Page 2

Lot Data		-		Primary Image							
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
Residential Data											
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /											
								GRM Approach			
								GRM Code Gross Rent Indicated Value			
								Multiple Regression			
								MRA Code Adjusted R Indicated Value			
								Direct Comparables			
								Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value			
Cost Approach		Manual :						Value Reconciliation			
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 9,695 Site Improvements Total Value 9,695 0.00 Total Value Per SqFt									
Miscellaneous Improvements											
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value			



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Page 3

Agland Inventory

300001229

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QC	QUINLAN-WDWARD 5-12%	CR	14			25.179	71	71	1,794	1,794
QC	QUINLAN-WDWARD 5-12%	NP	14			14.200	45	45	636	636
RD	ROUGH BROKEN LAND	NP	10			3.893	32	32	125	125
WA	WOODWARD 1-3%	CR	43			22.278	219	219	4,876	4,876
WB	WOODWARD 3-8%	CR	33			11.844	168	168	1,989	1,989
WB	WOODWARD 3-8%	NP	33			2.607	106	106	275	275
NP Totals						80.000			9,695	9,695
Total Agland						80.000			9,695	9,695